

**Planning and Zoning Commission Meeting Minutes
August 22, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 22, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Thomas Lund, and Richard Sorenson. Commissioners Kim Hamersley, David Koopmann, and Alan Pruitt were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Engineering Manager; Daniel White, Assistant City Attorney; Robert Blevins, Principal Planner; Alyssa Linville, Senior Planner, and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

June 27, 2016
August 8, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

SUBD-12260-2016: *This is a request by Dahl, Robins and Associates, Inc. on behalf of Fortuna de Oro, LLC, for approval of the preliminary and final plat for the Gomez Plaza Subdivision. This commercial subdivision will contain 13.89 acres and is proposed to create six lots. The property is located near the southeast corner of 16th Street and Sunridge Drive, Yuma, AZ. This case was continued from the January 25, 2016 Planning and Zoning Commission hearing. (Continued to the meeting of September 12, 2016.)*

ZONE-14639-2016: *This is a request by Core Engineering Group, PLLC, on behalf of Diez Familia, LLC, for approval of a rezoning totaling 6.24 acres from the Medium Density Residential (R-2) District to the Medium Density Single-Family Residential (R-2-5) District. The property is located at the southwest corner of Avenue C and the Central Drain, Yuma, AZ. (Continued to the meeting of September 12, 2016.)*

APPROVALS

None

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (4-0)

PUBLIC HEARINGS

CUP-14596-2016: *This is a request by Dahl, Robins and Associates, on behalf of Jerry and Suzanne Rava for a Conditional Use Permit to allow an office within the Light Industrial (L-I) District. The property is located at 5635 E. Gila Ridge Road, Yuma, AZ.*

Alyssa Linville, Senior Planner, summarized the staff report recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if the property owner was in agreement with staff's landscaping recommendation (Condition #5). **Linville** said no and stated that staff's additional landscaping recommendation was below the requirement for the size of the property.

APPLICANT / APPLICANT'S REPRESENTATIVE

Michael Pasquinelli, 2535 E. Co 16th Street, Yuma, AZ, was available for questions.

Hamel asked if the property owner knew the estimated cost for the additional landscaping. **Pasquinelli** said no. He added that the property had sufficient landscaping. He stated that the property owner would like to add an additional driveway on the western portion of the property and the landscaping could interfere with the potential driveway. He expressed his concern with irrigation issues if the requested landscaping was added.

Commissioner Abplanalp asked if desert landscaping would be acceptable. **Linville** said yes and stated that low maintenance landscaping was acceptable. She added that staff was only requesting additional trees. **Sorenson** asked approximately how many trees staff was requesting. **Linville** said approximately four to five additional trees, one tree every 35'.

Commissioner Sorenson asked if a driveway would be permitted on the western portion of the property. **Andrew McGarvie, Engineering Manager,** said yes. He stated that there was a 100' distance requirement between driveways and collector roadways. **Sorenson** asked for the distance of the property frontage. **Linville** said the property had 472' of frontage.

Hamel asked if the main entrance was on the east side of the property. **Pasquinelli** said yes. **Pasquinelli** said the property owner would like to add a driveway to be utilized by semi-trucks to keep the parking lot asphalt from degrading. **Hamel** asked if there was a distance requirement from a driveway and the edge of the property. **McGarvie** said there was a 7' distance requirement.

Linville stated that any driveway and vehicular access would need to be paved. **Hamel** stated that the purpose of the additional driveway was to keep the semi-trucks from degrading the asphalt, but the new driveway would also need to be paved with asphalt. **Laurie Lineberry, Director of Community Development,** stated that the Conditional Use Permit was for an office in the Light Industrial (L-I) District. **Hamel** asked if the driveway was a separate issue. **Lineberry** said yes.

Sorenson asked for clarification on where staff would like additional trees. **Linville** said staff was requesting additional trees on the west side of the northern portion of the property along the frontage of Gila Ridge Road.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Lund, to APPROVE Case Number CUP-14596-2016, Subject to the Conditions outlined in attachment A, excluding Condition #5. Motion was denied (2-2), with Hamel and Abplanalp voting nay.

Lineberry reminded the commission that they could make alternate motions.

Sorenson asked if the property owner would be willing to add the additional trees. Hamel added that staff has reduced the landscaping requirement for this property. Pasquinelli asked if date trees would be acceptable. Linville said non-fruit bearing date trees would be acceptable. Hamel asked if staff could work with the property owner on the landscaping requirements. Linville said yes and requested a landscaping plan on behalf of the property owner.

Motion by Sorenson second by Lund to APPROVE Case Number CUP-14596-2016, subject to the Conditions outlined in attachment A, adding to condition #5, that a landscaping plan must be submitted. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

Laurie Lineberry, Director of Community Development, informed the Commission that the next Planning and Zoning meeting would be held at Public Works.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:01 p.m.

Minutes approved this 26 day of September, 2016



Chairman